

RECEIVED

March 18, 2016

MAR 22 2016

**PLANNING BOARD
GRAFTON, MA**

Planning Board Members

Attn: Anne

30 Providence Road

Grafton, MA 01519

RE: Boarder Dispute

Dear Anne and Board Members,

I am Kathlyn Laflamme at 112 Adams Rd and my two children Tracey and Joel Laflamme at 113 Adams Rd. We are writing to you today because there is an error in the plans for "The Ridings" subdivision. Part of his plans are on our property. We have two exhibits proving our ownership:

1. Exhibit A-preexisting survey Plan Book 499 page 15A and 15B from 1982.
2. Exhibit B-Book 586, page 472, which go back to the 1800's.

These exhibits show that we own the road beds. As of the date of this letter we have not received a return call from Thompson and Liston Surveying.

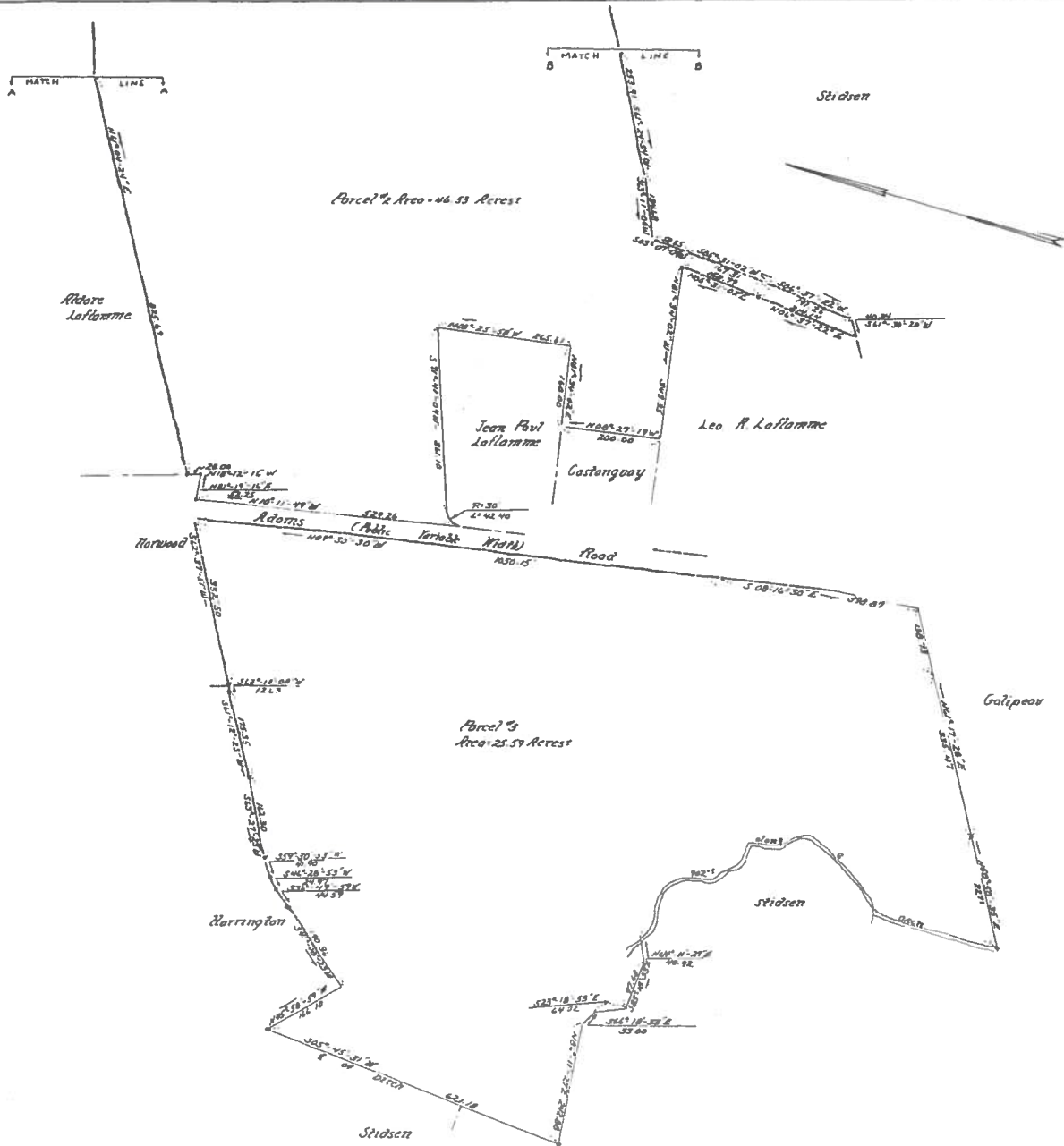
Sincerely,



Kathlyn Laflamme

Exhibit A 15A

Sheet 7 of 2



Worcester District Registry
OF DEEDS & MORTGAGES
PLANS BOOK 511 PLAN 15
Recording Date: JUL 27 1982
BY: [Signature]
ATTORNEY: [Signature]

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE
THE LINES UNDOING EXISTING OWNERSHIP AND THE LINES
OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR
PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NEW
LINES SHOWN ARE THOSE OF EXISTING OWNERSHIP OR FOR NEW
WAYS TO BE SHOWN.

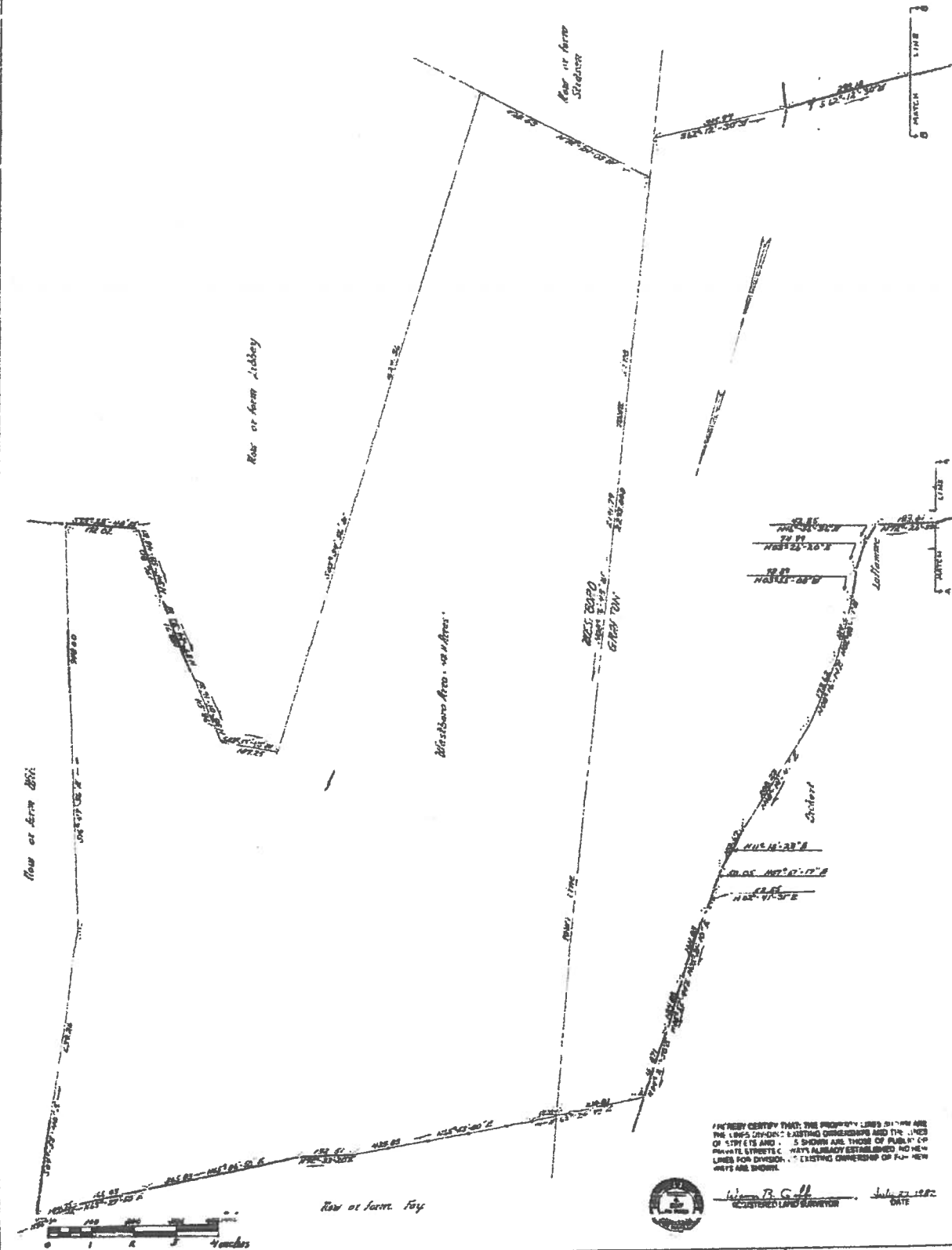


W. S. G. F.
REGISTERED LAND SURVEYOR

DATE: July 27, 1982

<p>Planning Board Approval Under Subdivision Control Act Required</p> <p>Being a majority Date: _____</p> <p>Reserve for Registry Use</p>	<p>Planning Bd.</p> <p>to certify that this plan conforms with the rules and regulations set forth in the amendments to the General Laws, Chapter 23A, Section 13B. Signed: W. S. G. F.</p>	<p>Plan of land in the town of Grafton Mass property of Leo L. & Edna Leflamme Scale 1 inch = 100 feet Date: July 27, 1982 Next reference:</p>	<p>Blackstone Valley Survey & Engineering, Inc. 200 Union Road Grafton, Mass.</p>
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I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES OF THE EXISTING OWNERSHIP AND THE LINES OF STRIPS AND .5 SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED BY THE LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



Wm B. Goff July 22, 1972
DATE

<p>Planning Board Approval Letter Subdivision Control Law Not Required</p>		<p>Plot of land in the town of Blackstone & Grafton Mass property of Jas. J. & Frances J. Grafton</p>	<p>Blackstone Valley Survey & Engineering, Inc. 267 Upper Road Grafton, Mass.</p>
<p></p>	<p>I certify that this plan conforms with the provisions of the General Laws of the Commonwealth relating to the subdivision of land.</p>	<p>Scale: 1 inch = 100 feet Drawn reference:</p>	<p>Date: July 27, 1962</p>
<p>Being a preliminary plan.</p>	<p>Approved by the Planning Board</p>	<p></p>	<p></p>
<p>Approved for Planning Use</p>	<p></p>	<p></p>	<p></p>

grantor reserves to James M. Hanna, his heirs & assigns, the privilege of using the water from the well, near the southeast corner of the premises, for his or their cattle, whenever he or they may wish. He have and to hold the afore-granted premises, to the said Ebenezer Lincoln, his heirs and assigns to his and their use and behoof forever. And I do for myself, my heirs, executors and administrators, covenant with the said Ebenezer Lincoln, his heirs and assigns, that I am lawfully seized in fee of the afore-granted premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Ebenezer Lincoln, and that I will and my heirs shall warrant and defend the same premises, to the said Ebenezer Lincoln, his heirs and assigns forever, against the lawful claims and demands of all persons. And I, Clarissa Bullard, wife of the said Martin Bullard, for the consideration aforesaid, do hereby release and quit-claim, unto the said Ebenezer Lincoln, his heirs and assigns, all the right, title, claim or demand, which I may have in and unto the premises hereby conveyed, under or by virtue of the Homestead Exemption Laws of the Commonwealth of Massachusetts, and also all right, claim, or possibility of dower in said premises.

In witness whereof, we the said Martin and Clarissa Bullard, have hereunto set our hands and seals, this fifth day of May, in the year of our Lord one thousand eight hundred and fifty seven.

Signed, sealed and delivered, in presence of, Nahum Fisher, for M. B. Ethan Bullard.

Martin Bullard. (Seal)
Clarissa Bullard. (Seal)

Witnessed - ss May - 5 - 1857. Then the above-named Martin Bullard acknowledged the above instrument to be his free act and deed.

Before me - Nahum Fisher - Justice of Peace.
Dec: Oct. 23: 1857. at 1:40 P.M. Sub: & Sup: By *Me: H. Wilder Neg?*

Say Benjamin M.
to
Ebenezer Lincoln.

Know all men by these presents, that I, Benjamin M. Fay, of Braintree, in the County of Worcester - Yeoman, in consideration of fifteen dollars, to me paid by Ebenezer Lincoln, of Braintree, aforesaid. Yeoman, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey, unto the said Ebenezer Lincoln, his heirs and assigns, a certain strip of land, situate in said Braintree, near the line which divides the towns of said Braintree and Westborough, including a part of the old town road recently discontinued, by the said town of Braintree, bounded at the southeast end by a line running from the corner of wall, at the southeast corner of said Benjamin M. Fay land, directly across said road, easterly to land of said Lincoln; on the east side by land of said Lincoln, till it comes to a walnut tree, at the northwest corner of land formerly owned by John Fay - thence westerly, directly across said road, to a corner of wall, on the west side by land of said Fay - thence by land of said Fay, southerly as the fence now stands, to the place of beginning. Also the

to have and to hold
his heirs and assigns
myself, my heirs, executors
incoln, his heirs and as-
sented premises, that they
sell and convey the same
heirs shall warrant and
his heirs and assigns
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ation aforesaid, do
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may have in and unto
Sonsstead Exemption
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elder Neg?

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of I do hereby ac-
no said Ebenezer Lin-
2 in said Scrafton,
nd Westborough, in-
d, by the said town
of from the corner
of land, directly a-
east side by land
thwest corner of land
ross said road, to a
e. by land of said
ing. Also the

FROM, with cattle, teams, &c. in the same manner he has been accustomed to pass
there. To have and to hold the above granted premises, to the said Ebenezer Lincoln, his heirs and assigns, to his & their use and behoof forever. And I do for myself, my heirs, executors and administrators, covenant with the said Ebenezer Lincoln, his heirs and assigns, that I am lawfully seized in fee of the above-granted premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Ebenezer Lincoln, and that I will and my heirs shall warrant and defend the same premises, to the said Ebenezer Lincoln, his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I the said Benjamin M. Fay, have hereunto set my hand and seal, this third day of December, in the year of our Lord one thousand eight hundred and fifty.

Signed, sealed and delivered. Benjamin M. Fay. (seal)
in presence of. Worcester ss Dec 3 1850. When the above named John B. Fay. } Benjamin M. Fay acknowledged the above instrument Nathaniel Fisher. } to be his free act and deed.

Before me - Nathaniel Fisher - Just of Peace.
Dec: Oct. 28. 1857. at 12 40 P.M. Ent? & Exp? By Alex. H. Wilder Neg?

Richardson Abigail S. to Joel Whitney.

To know all men by these presents, that I, Samuel Lee, of Templeton, in the County of Worcester, and Commonwealth of Massachusetts, Executor of the last will and testament of Abigail S. Richardson, late of Templeton, in said County, deceased, which has been duly proved, approved and allowed, being authorized by said will, to sell and convey the real estate of said deceased, as therein expressed: in consideration of the premises, and of the sum of five hundred and fifty-five dollars, paid by Joel Whitney, of said Templeton, the receipt whereof is hereby acknowledged, by virtue and in pursuance of said authority, do hereby give, grant, sell and convey, to the said Joel Whitney, his heirs and assigns, a certain farm or tract of land, situated in the easterly part of Templeton, with the buildings thereon, containing eighty acres, more or less, being the same farm formerly owned by Uriah B. Moore, and bounded as follows Beginning at the northeast corner of the same on the line of the farm late - French's - thence N. 60° E. on French's line, forty-five and a half rods - then N. 41° E. - fifty-two rods, to Aldens corner - thence S. 46° E. twenty-six rods - thence N. 41 1/2° E, crossing the road, twenty-four rods - thence N. 67° E. twenty-five and a half rods - thence S. 79° E. crossing the road, thirty-nine and eight links - thence S. 22° W. twenty-four and a quarter rods - then south, two rods and fifteen links - then N. 70° W. two rods - then S. 16° W. ten rods - then S. 75° W. thirteen rods - then S. 47° W. twenty rods - then S. 21 1/2° E. seventeen rods and seven links. Then S. 18° W. seventeen rods. Then S. 23° W. twenty-four and a half rods - then N. 20 1/2° W. on French's line thirteen and a quarter rods - South 15° West forty-two rods

Book 13167
Page 312
Discharge
(Lax. M. H.)

We, Leo L. Laflamme and Edna G. Laflamme

of North Grafton,

Worcester

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of less than One Hundred Dollars (\$100.00)

grant to Leo L. Laflamme, Edna G. Laflamme, Leo R. Laflamme & Jean Paul Laflamme, as joint tenants

of 118 Adams Street, North Grafton, Massachusetts

with quitclaim covenants

whereby The five tracts of land, with the buildings thereon, situated in said Grafton and the westerly part of Westboro, in said county, more particularly bounded and described as follows:

TRACT 1: A tract of land situated in the easterly part of said Grafton and the westerly part of said Westboro, being in two parcels, and being the same premises conveyed to Ebenezer Lincoln by Charles B. Parkman by deed dated April 26, 1841, and recorded with the Worcester District Deeds, Book 337, Page 336, containing eighty-four (84) acres, more or less, and therein described as follows:

"One parcel containing seventy-nine (79) acres, be the same more or less, situated in the easterly part of Grafton and westerly part of Westboro, bounded:

On the SOUTH by land of Moses K. Adams;

On the WEST by land formerly belonging to Moses Hayden deceased and land of

Benj. W. Fay;

On the NORTH by land of said Fay and land of Otis Fay and heirs of John Fay deceased;

and

On the EAST by land formerly belonging to Stephen Holdbrook and Eph. Brigham.

Also another lot of land bounded:

SOUTH and WEST by land of Benj. W. Fay;

NORTH by heirs of Moses Rockwood; and on the

EAST by the town road, being five (5) acres, more or less."

TRACT 2: A tract of land in the southwest part of said Westboro, containing ten (10) acres, more or less, and being the same premises described in a deed to Ebenezer Lincoln from Joseph B. Fay dated October 23, 1848 and recorded with said Deeds, Book 443, Page 355, subject to the right of way, if the same be now in force, said tract being described in said deed as follows:

"A certain tract of land lying in the southwest part of said Westborough, containing ten (10) acres, more or less, and bounded as follows, viz:

BEGINNING at a walnut tree at the northwest corner;

THENCE by David Nourse's land S. 87 3/4 E twenty-three (23) rods and six (6)

links to a stake and stones;

THENCE by land of Davis Warren S. 4° W. eighty-three and one half (83 1/2) rods to a stake and stones;

THENCE by said Lincoln's own land N. 67 3/4° W. seventeen (17) rods nine (9) links to a stake and stones;

THENCE continuing by said Lincoln's land N. 1 1/4° W. seventy-eight (78) rods eight (8) links to the corner first mentioned.

Subject to the right of way reserved to David Warren as referenced in the deed to grantor, if enforce as effect.

TRACT 3: A tract situated in said Grafton, near the Westboro line, being the same premises described in a deed to Ebenezer Lincoln from Benjamin W. Fay, dated December 3, 1850 and recorded with said Deeds, Book 586, Page 472, together with the right of way, if the same be now in force, said tract being therein described as follows:

"A certain strip of land situated in said Grafton, near the line which divides the towns of said Grafton and Westborough, including a part of the old town road recently discontinued, by said town of Grafton, bounded at the southeast end by a line running from the corner of wall, at the southeast corner of said Benjamin W. Fay's land, directly across said road, easterly to land of said Lincoln;

On the east side by land of said Lincoln, till it comes to a walnut tree, at the northwest corner of land formerly owned by John Fay

THENCE westerly directly across said road to a corner of wall, on the west side by land of said Fay;

THENCE by land of said Fay southerly as the fence now stands to the place of beginning.

Also the privilege of passing and repassing to and from his five acre lot in said discontinued road, with cattle, teams, etc, in the same manner as he has been accustomed to pass there."

TRACT 4: A tract situated in said Westboro, containing about nineteen (19) acres and one hundred thirty-four (134) rods, and being the same premises described in a deed to Ebenezer Lincoln from Josiah Fay, dated June 14, 1867 and recorded with said Deeds, Book 755, Page 145, therein described as follows:

"A certain tract of land situated in the southwesterly part of said Westborough, containing nineteen (19) acres and one hundred and thirty-four (134) rods, and bounded and described as follows, to wit:

BEGINNING at a stake at the southwesterly corner of said tract;

THENCE running by the land of the said Lincoln S. 66 1/8° E. thirty (30) rods and eleven (11) links to land of C.P. Rice;

THENCE by said Rice land N. 14° E. ninety-four (94) rods twenty (20) links to a stake and corner by land formerly of David Fay;

THENCE by said Fay land N. 86 5/8° W. seventeen (17) rods to land of the heirs of the late D.H. Forbes;

THENCE by said heirs' land N. 87° W. twenty-five rods four (4) links to land of said Lincoln;

THENCE by said Lincoln's land S. 5 3/4° W. eighty-three (83) rods six (6) links to the place of beginning."

TRACT 5: A tract situated in the easterly part of said Westboro, containing one and three fourths (1 3/4) acres, more or less, and being the same premises described in a deed to Ebenezer Lincoln from John R. Fay, dated September 28, 1867 and recorded with said Deeds, Book 755, Page 145, therein described as follows:-

"A certain parcel of land situated on the easterly of a road leading from Grafton to Westborough and in the easterly part of Grafton in said County and bounded

On the NORTH and EAST by land of Jasper Fay;

On the SOUTH by land of Ebenezer Lincoln and E.W. Fay and

On the WEST by said road.

Containing one and three fourths (1 3/4) acres, more or less."

Excepting therefrom, however, a certain tract or parcel of land containing one (1) acre and one hundred twenty-eight (128) rods, more or less, situated in said Grafton and more particularly bounded and described in a deed from Dwight E. Lincoln to Joseph Adams, dated January 17, 1904 and recorded with said Deeds, Book 1440, Page 67.

EXCEPTING AND RESERVING, however, from the above described premises the land in said Grafton with a dwelling house thereon, and bounded and described as follows: -

BEGINNING in the easterly line of Adams Road, formerly known as the Old Westboro Road, at land of one Arthur Nourse;

THENCE easterly on the stone wall along said land of Nourse six (6) feet and ten (10) inches to an angle in the wall;

THENCE southerly on said wall and still on said land of Nourse to the end of said wall, and in the same course beyond on other land of the grantor two hundred and eighty-eight (288) feet;

THENCE westerly on said land of the grantor forty-nine (49) feet to said line of Adams Road;

THENCE northerly on said line of Adams Road two hundred and eighty-six (286) feet to the point of beginning.

Also all right to abutting portions of said Adams Road to the center line thereof.

Being the same premises conveyed to the grantors by deed of Ovide Laflamme dated September 3, 1948 and recorded at the Worcester District Registry of Deeds at Book 3144 Page 425.

Witness _____ our _____ hand and seal this 21st day of March 1985

[Signature]


Edna G. Laflamme
[Signature]

By Commonwealth of Massachusetts

Then personally appeared the above named Leo L. Laflamme and Edna G. Laflamme

and acknowledged the foregoing instrument to be their

[Signature]
 My Commission Expires 12/31/86



CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 97 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any lien or encumbrance. If such endorsement and recital shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded MAR 22 1985 at 2 h / o m P M